

ARTICLE 1. AUTHORITY & PURPOSE

As Amended & Adopted by the Warren Select Board March 25, 2008

Section 1.1 Enactment & Title

In accordance with the Vermont Municipal and Regional Planning and Development Act [24 V.S.A., Chapter 117], hereinafter referred to as the "Act," there are hereby established Zoning and Subdivision Regulations for the Town of Warren. These regulations shall be known and cited as the "**Town of Warren Land Use and Development Regulations.**"

Section 1.2 Purpose

It is the purpose of these regulations to provide for orderly community growth; to further the goals and purposes established in the Act [§4302]; to integrate all administrative and regulatory provisions of the Town's zoning and subdivision regulations into a single set of land use regulations as authorized by the Act [§4419]; and to implement the Warren Town Plan as most recently amended. In conformance with the **Warren Town Plan**, these regulations are specifically intended to help:

- preserve the Town's historic settlement pattern defined by compact villages surrounded by rural countryside;
- maintain, preserve and enhance Warren's natural resources and environmental quality for the benefit of future generations;
- preserve the Town's rural character, cultural heritage and historic working landscape;
- accommodate a diversity of housing types *including affordable housing* in appropriate locations;
- ensure that the rate and scale of development does not overburden the Town's ability to provide necessary public services and facilities; and,
- promote a diverse local economy and maintain the economic viability of resort businesses in and adjacent to the Lincoln Peak/Sugarbush Village growth center.

Section 1.3 Application & Interpretation

(A) The provisions of these regulations shall be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience, and general welfare.

(B) The application of these regulations is subject to all subchapters of the Act as most recently amended. In accordance with the Act [§4446], no land development or subdivision of land shall commence within the Town of Warren except in compliance with these regulations. Land development, as defined in Article 10, shall not include customary maintenance activities. Any land development and/or subdivision of land not specifically authorized under this regulation, unless otherwise exempted under the Act, or Section 9.2 [Exemptions] of these regulations, is prohibited.

(C) These regulations are not intended to repeal, annul or in any way to impair any permit

Land Development: the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure, or of any mining, excavation, or landfill, any change in use of any building or other structure, or land or extension of use of lands.

Subdivision of Land: the division of any parcel of land into two or more parcels for the purposes of sale, conveyance, lease, or development. The term "subdivision" includes re-subdivision involving the adjustment of boundaries between two or more existing parcels.

previously adopted or issued. Where these regulations impose a greater restriction upon the use of a structure or land then are required by any other statute, ordinance, rule, regulation, permit, easement, or agreement, the provisions of these regulations shall control.

Section 1.4 Effective Date

(A) These regulations shall take effect on the date of their adoption by the Town of Warren, in accordance with the Act [§ 4442].

(B) The zoning regulations, zoning map and subdivision regulations for the Town of Warren in effect prior to the adoption of these regulations and map are hereby repealed as of the effective date of these regulations and map.

Section 1.5 Amendment or Repeal

(A) These regulations may be amended or repealed in accordance with the requirements and procedures established in the Act [§§4441,4442]. An amendment or repeal of these regulations may be prepared by the Planning Commission or by any other person or body.

(B) A proposed amendment or repeal of these regulations prepared by another person or body shall be submitted in writing, along with any supporting documentation, to the Warren Planning Commission. The Planning Commission may then proceed as if the amendment had been prepared by the Planning Commission. If, however, the proposed amendment or repeal is submitted by a petition signed by not less than five percent (5%) of Warren voters, the Planning Commission shall correct any technical deficiency and shall, without otherwise changing the proposed amendment or repeal, promptly prepare a written report and warn a public hearing on the amendment as required under the Act [§4441].

Section 1.6 Severability

The provisions of these regulations are severable. If any provision of these regulations or the application thereof is held invalid, the invalidity does not affect other provisions or applications of these regulations which can be given effect without the invalid provision or application.